

Property Client Full

47 Butler Drive, North Kawartha, Ontario K0L 3E0

Listing

47 Butler Dr North Kawartha
Active / Residential Freehold / Cottage

MLS®#: X8183528
 List Price: **\$499,900**

New Listing



Peterborough/North Kawartha/Rural North Kawartha

Tax Amt/Yr: **\$1,951.00/2023** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pt Lt 7-8 Con 5 Burleigh (Southern Division) as in R468451; North Kawartha**

Style: **Bungalow** Rooms Rooms+: **4+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: SF Range: **< 700**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **107.00** Fronting On: **N**
 Lot Depth: **90.05**
 Lot Size Code: **Feet**
 Zoning: **Rural Residential**
 Dir/Cross St: **Hwy 28/Butler Dr/Woodview Store**

PIN #: **283030124** ARN #: **153602000153900** Contact After Exp: **No**
 Holdover: **0**
 Possession: **TBD** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers, Cable Available, Telephone Available
Fam Rm: Yes	Drive: Lane	Water: Well
Basement: No/None	Gar/Gar Spcs: None/0.0	Water Inc: Lake/River
Fireplace/Stv: No	Drive Pk Spcs: 2.00	Sewers: Septics
Heat: Baseboard, Electric	Tot Pk Spcs: 2.00	Special Desig: Unknown
A/C: No/None	UFFI: No	
Apx Age: 51-99	Pool: None	
Elevator: No/None	Energy Cert: No	
Retirement: No	Green PIS: No	
Property Feat: Campground, Clear View, Lake Access, Lake/Pond, Waterfront, Wooded/Treed		
Water Name: Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 32.60
Water Features: Dock, Waterfront - Deeded		
Under Contract:	Dev Charges Paid:	HST App To SP:
Access To Property: Yr Rnd Municipal Rd		
Shoreline: Clean, Natural	Shoreline Exposure: South	
Shoreline Road Allowance: Not Owned		

Remarks/Directions

Client Rmks: **Welcome to your charming waterfront retreat! Just 20 minutes from Lakefield, this cozy cottage offers the perfect escape. Situated on picturesque Julian Lake, it boasts crystal-clear waters and stunning views, an ideal oasis for relaxation. This 3-season cottage features all essentials for lakeside living, with well and septic systems, hydro and municipally maintained roads. Imagine waking up to the gentle waves and the sun dancing on the water. With low boat traffic, enjoy fishing for amazing bass or bask in natural beauty. Conveniently close to a grocery and liquor store, it offers easy access to amenities. Ideal for starter waterfront property seekers, this cottage promises endless opportunities for lakeside living. Don't miss out on this tranquil waterfront paradise!**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **03/30/2024**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	Ground	3 M X 2.23 M	9.10 Ft x 7.04 Ft		
Living Room	Ground	4.17 M X 3.06 M	13.08 Ft x 10.00 Ft		
Bedroom	Ground	3 M X 2.09 M	9.10 Ft x 6.10 Ft		
Kitchen	Ground	1.02 M X 2.8 M	3.04 Ft x 9.02 Ft		
Dining Room	Ground	3.14 M X 2.86 M	10.04 Ft x 9.05 Ft		
Bathroom	Main			3	

Photos

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